



PLACER COUNTY PLANNING DEPARTMENT

Reserved for Date Stamp

AUBURN OFFICE

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Auburn, CA 95603
530-745-3000/FAX 530-745-3080
Web page: www.placer.ca.gov/planning

TAHOE OFFICE

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Tahoe City CA 96145
530-581-6280/FAX 530-581-6282
E-Mail : planning@placer.ca.gov

CONCEPTUAL DESIGN/SITE REVIEW APPLICATION

Filing fee: _____ Receipt # _____ File No.: _____

--TO BE COMPLETED BY APPLICANT--

Project Name: _____

Applicant: _____

Address: _____

Phone # _____ Fax # _____

Development proposed (size of building or remodel, etc.): _____

Number of required parking spaces: _____ Number of proposed parking spaces: _____

CONCEPTUAL DESIGN/SITE REVIEW PURPOSE AND PROCEDURE (Chapter 17, Section 17.52.070D.1.c., Placer County Zoning Ordinance)

This is an optional process involving a partial Design Review submittal prior to the standard Design Review in order to request a conceptual approval of the site plan and basic architectural elements. This application may be for larger projects, where applicants choose not to undertake the preparation of final detailed plans in advance of some County review. The Granting Authority reserves the right to review the subsequent Design Review submittals for conformance with all applicable guidelines and standards.

The Conceptual Design Review is exempt from the 30-day review time limit established for standard design reviews.

FILING INSTRUCTIONS
Conceptual Design/Site Review

One copy of the Initial Project Application, 10 copies of the scaled site plan, 10 copies of the proposed building elevations (or renderings), along with the current filing fee shall be submitted to the Planning Department. All maps shall be **folded** to no larger than 8-1/2" x 11"

1. The site plans shall include the following:
 - dimensions
 - access area(s)
 - parking areas
 - building footprint
 - landscape area(s)
 - contours: pad elevation
 - natural features, including existing trees, riparian areas, rock outcrops, etc.
2. The building elevations (or renderings) shall indicate the following:
 - building materials and colors
 - fenestration (design and placement of windows)
 - entry features

Note: Any requirements set forth in the conditions of a related Use Permit, Variance, or other applicable permit, must be included in the design of the project.